

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 25th day of February, 2004, by Scott Womble, a single man, whose mailing address is 2970 Lake Bradford Road, Tallahassee, FL 32311 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation, except as provided in Exhibit "B."
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

The activities described on Exhibit "B", "Conservation Management Plan", which is attached hereto and expressly incorporated herein, shall be conducted by the Grantor as a condition of this conservation easement.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of

this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered.

Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

Scott Womble
(Name typewritten)

[Signature]
(Signature)

WITNESSES:

Jane Cowart
(Sign)
Jane Cowart
(Print Name)

Rachel Register
(Sign)
Rachel Register
(Print Name)

STATE OF Florida

COUNTY OF Leon

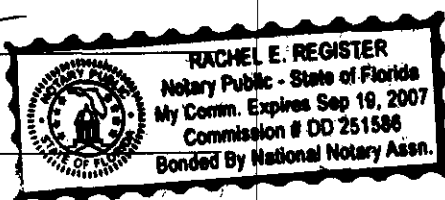
The foregoing instrument was acknowledged before me this 25 day of Feb, 2004
by Scott Womble, who is personally known to me or who has produced
(name of person acknowledging)

Passport 046913910 as identification.
(type of identification produced)

(Signature of Notary) Rachel E. Register

(Print, Type or Stamp Name of Notary)

Notary
(Title or Rank)

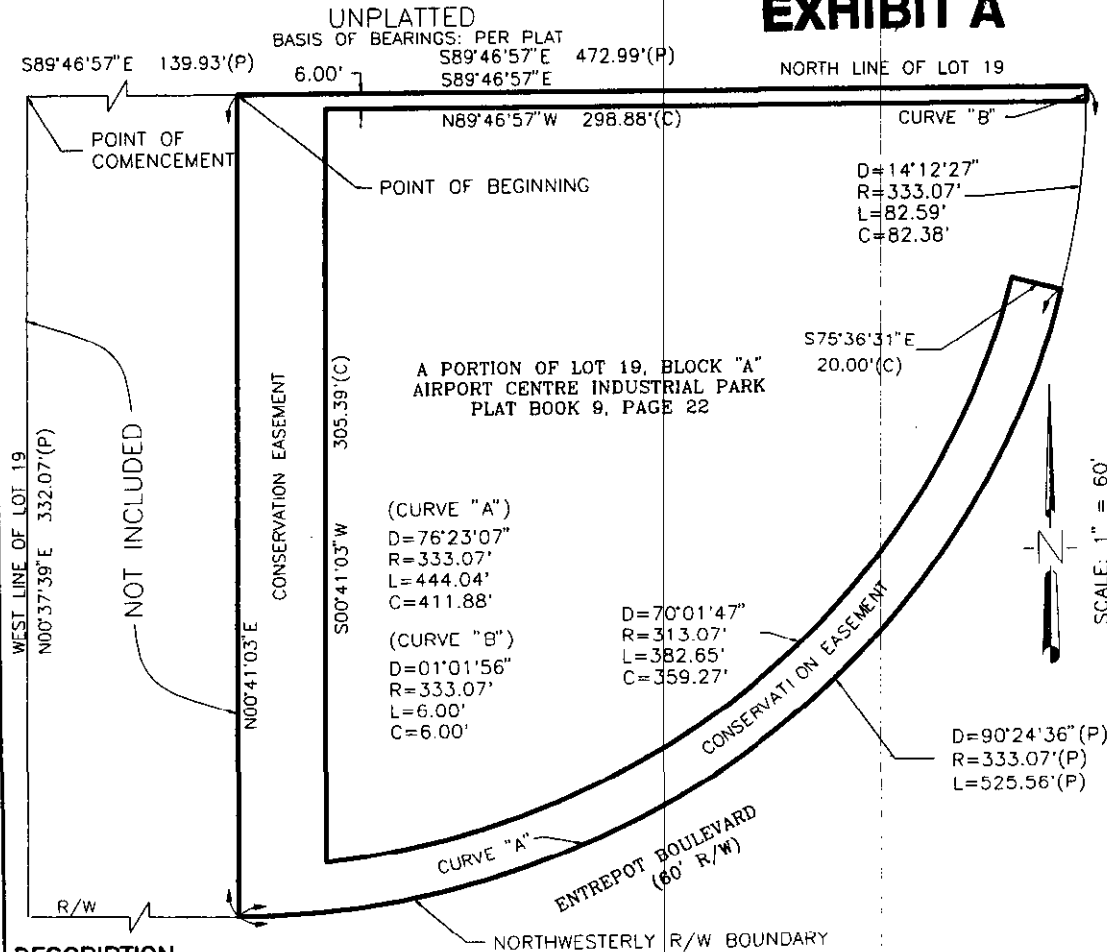


SKETCH OF DESCRIPTION CONSERVATION EASEMENT

JOB NUMBER: T0001.04
SURVEY DATE:

Attachment # 29
Page 3 of 4

EXHIBIT A



DESCRIPTION

(PREPARED BY BASKERVILLE DONOVAN, INC.)

A PORTION OF LOT 19, BLOCK "A", AIRPORT CENTRE INDUSTRIAL PARK, A SUBDIVISION AS PER MAP OR PLAT THERE OF RECORDED IN PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 19, BLOCK "A", THENCE RUN SOUTH 89 DEGREES 46 MINUTES 57 SECONDS A DISTANCE OF 139.93 FEET, TO THE POINT OF BEGINNING, THENCE RUN SOUTH 89 DEGREES 46 MINUTES 57 SECONDS EAST A DISTANCE OF 332.75 FEET, TO THE NORTHWESTLY RIGHT OF WAY LINE OF ENTREPOUT BOULEVARD, AND A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 333.07 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 01 MINUTES 56 SECONDS FOR AN ARC DISTANCE OF 6.00 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 00 DEGREES 44 MINUTES 52 SECONDS WEST A DISTANCE OF 6.00 FEET), THENCE RUN NORTH 89 DEGREES 46 SECONDS WEST A DISTANCE OF 298.88, THENCE RUN SOUTH 00 DEGREES 41 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 305.39 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, AND SAID CURVE HAVING A RADIUS OF 313.07 FEET, THROUGH A CENTRAL ANGLE OF 70 DEGREES 01 MINUTES 47 SECONDS FOR AN ARC DISTANCE OF 382.65 FEET, (THE CHORD OF SAID ARC BEARS NORTH 49 DEGREES 24 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 359.27 FEET), THENCE RUN SOUTH 75 DEGREES 36 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 20.00 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 333.07 FEET, THROUGH A CENTRAL ANGLE OF 76 DEGREES 23 MINUTES 07 SECONDS FOR AN ARC DISTANCE OF 444.04 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 52 DEGREES 37 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 411.88 FEET), THENCE RUN NORTH 00 DEGREES 41 MINUTES 03 SECONDS EAST A DISTANCE OF 332.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5 ACRES, MORE OR LESS.

GENERAL NOTES:

1. THIS IS NOT A SURVEY.
2. BASKERVILLE-DONOVAN, INC. CERTIFICATE OF AUTHORIZATION NUMBER TO PROVIDE SURVEYING SERVICES IS LB0340
3. THIS DRAWING NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR & MAPPER.
4. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON A BOUNDARY SURVEY COMPLETED BY A. D. PLATT AND ASSOCIATES DATED 10-31-02, PROJECT 7096.
5. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN HEREON.

LEGEND

(F)=FIELD
(P)=PLAT
(C)=CALCULATED
(D)=DESCRIPTION
POC=POINT OF COMMENCEMENT
POB=POINT OF BEGINNING
R/W=RIGHT OF WAY

CERTIFIED TO:

CITY OF TALLAHASSEE
SCOTT WOMBLE

REVISIONS		
NO.	BY	DATE

The sketch shown herein was prepared in compliance with the minimum Technical Standards for not less than by the Florida Board of Professional Surveyors and Mapmakers, Chapter 53B17-2 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes to the best of my knowledge and belief.

Steven M. Strickon
STEVEN M. STRICKON
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 8467

DRAWN BY: DAV	CHECKED BY: SWS
SECTION	SCALE: 1" = 60'
TOWNSHIP	F.S. PAGE
RANGE	ACAD FILE: T0001_04.DWG
SHEET 1 OF 1	

EXHIBIT "B"

CONSERVATION MANAGEMENT PLAN

- 1.) Maintenance of the conservation easement areas shall be the responsibility of the property owner upon whose property a given conservation easement area or portion thereof is located. An individual lot owner will only be responsible for the maintenance of that portion of each conservation easement area located on the lot owners' property.
- 2.) Eradication of invasive and nuisance plant species may be accomplished through the application of herbicides or by physical removal of such plants. Herbicides must be applied in accordance with the manufactures' labeling. As used herein, "invasive" species are those plants listed by the Florida Exotic Pest Plant Council's (EPPC) list of invasive species. "Nuisance" species are native plants not listed by the EPPC but are considered undesirable due to their competitive effects, such as grapevine, cattail, dog fennel, cat briar, etc. Leon County must be contacted prior to the eradication of nuisance plants to ensure the county agrees with designating the particular plant species as being a nuisance species.
- 3.) Any proposed planting of additional vegetation shall be submitted to the Leon County Department of Community Development for review and approval.
- 4.) Any other activities where specifically authorized by an Environmental Management Permit issued by the Leon County Department of Community development.

RECEIVED

APR 27 2004

Growth & Environmental Management

INTAKE

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